

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction DALY CITY

Reporting Period 01/01/2014 - 12/31/2014

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

**Governor’s Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044**

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Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

| Housing Development Information | | | | | | | | | Housing with Financial Assistance and/or Deed Restrictions | | Housing without Financial Assistance or Deed Restrictions |
|---|------------------|-----------------------------------|------------------------------------|----------------|---------------------|------------------------------|-------------------------------|-------------------------|--|-----------------------------|---|
| 1 | 2 | 3 | 4 | | | | 5 | 5a | 6 | 7 | 8 |
| Project Identifier (may be APN No., project name or address) | Unit Category | Tenure R=Renter O=Owner | Affordability by Household Incomes | | | | Total Units per Project | Est. # Infill Units* | Assistance Programs for Each Development | Deed Restricted Units | Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions. |
| | | | Very Low- Income | Low- Income | Moderate- Income | Above Moderate- Income | | | See Instructions | See Instructions | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| (9) Total of Moderate and Above Moderate from Table A3 | | | | | | 10 | 10 | | | | |
| (10) Total by Income Table A/A3 | | | 0 | 0 | 10 | 10 | | | | | |
| (11) Total Extremely Low-Income Units* | | | 0 | | | | | | | | |

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

| Activity Type | Affordability by Household Incomes | | | | (4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1 |
|-----------------------------------|------------------------------------|-----------------|------------|-------------|--|
| | Extremely Low-Income* | Very Low-Income | Low-Income | TOTAL UNITS | |
| (1) Rehabilitation Activity | 0 | 0 | 0 | 0 | |
| (2) Preservation of Units At-Risk | 0 | 0 | 0 | 0 | |
| (3) Acquisition of Units | 0 | 0 | 0 | 0 | |
| (5) Total Units by Income | 0 | 0 | 0 | 0 | |

* Note: This field is voluntary

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Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

| | 1. Single Family | 2. 2 - 4 Units | 3. 5+ Units | 4. Second Unit | 5. Mobile Homes | 6. Total | 7. Number of infill units* |
|---|---------------------|-------------------|----------------|-------------------|--------------------|-------------|----------------------------------|
| No. of Units Permitted for Moderate | 0 | 0 | 0 | 3 | 7 | 10 | 0 |
| No. of Units Permitted for Above Moderate | 10 | 0 | 0 | 0 | 0 | 10 | 0 |

* Note: This field is voluntary

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Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

| | | | | | | | | | | | | | |
|--|-----------------|---------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|---------------------------------|--------------------------------------|
| Enter Calendar Year starting with the first year of the RHNA allocation period. See Example. | | | | | | | | | | | | Total Units to Date (all years) | Total Remaining RHNA by Income Level |
| Income Level | | RHNA Allocation by Income Level | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | | |
| Very Low | Deed Restricted | 400 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 400 |
| | Non-Restricted | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | |
| Low | Deed Restricted | 188 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 188 |
| | Non-Restricted | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | |
| Moderate | | 221 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 221 |
| Above Moderate | | 541 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | - | 0 | 541 |
| Total RHNA by COG. Enter allocation number: | | 1350 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1350 |
| Total Units ▶▶▶ | | | | | | | | | | | | | |
| Remaining Need for RHNA Period ▶▶▶▶▶ | | | | | | | | | | | | | |

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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Table C

Program Implementation Status

| Program Description (By Housing Element Program Names) | Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element. | | |
|---|--|----------------------|---|
| Name of Program | Objective | Timeframe in H.E. | Status of Program Implementation |
| Policy HE-6: Assure that adequate development sites exist on the Potential Housing Sites Inventory List to ensure compliance with the City's Regional Housing Need Allocation | Rezoning/redesignating sites in to achieve RHNA conformity | 2014 | <p>Completed - Task HE-6.2: Amend the Sullivan Corridor Specific Plan to allow the density designation and floor area ratio sufficient to permit the dwelling unit count identified on Table HE-27 for the 1.38-acre site located at the northwest corner of Bryant Street and Pierce Street.</p> <p>Completed - Task HE-6.3: Rezone the one-acre site located at 169 First Avenue to a residential zone capable of permitting at least 20 dwelling units per acre.</p> <p>Completed - Task HE-6.4: Amend the planned development zoning (PD #46) for the 2.49-acre 1050 St. Francis Boulevard site identified in Table HE-27 to remove the 36 dwelling unit maximum presently imposed by the zoning. The maximum density shall instead reflect the permitted General Plan Medium Density designation currently attributable to the site, i.e., 35 dwelling units per acre.</p> <p>Completed - Task HE-6.5: Amend the BART Station Area Specific Plan to redesignate the three-parcel site totaling 1.73 acres situated north of East Market Street between Mission Street and First Avenue to the Neighborhood</p> |

| | | | |
|--|---|------|--|
| | | | Commercial Residential Above specific plan designation and modify the development parameters (e.g., maximum number of stories) to ensure that the development allowance is consistent with other parcels in the (new) C-MU Commercial Mixed-Use zone and rezone the site concurrent with the establishment the C-MU zone for all other Mission Street parcels. |
| Policy HE-14: Assure access to services in Daly City for homeless individuals and families, and address the special needs and circumstances of these individuals | Compliance with the requirements of SB2. | 2014 | <p>Completed - Task HE-14.1: Within one year of Housing Element adoption, amend the Zoning Ordinance to identify emergency shelters as a permitted land use, i.e., without the requirement for a use permit, in the C-R/O Commercial Retail Office zone district.</p> <p>Completed - Task HE-14.2: Upon establishing emergency shelters a permitted land use in the C-R/O Commercial Retail Office zone district, the City shall establish regulations for such facilities limited to the following:</p> <ol style="list-style-type: none"> 1. The occupancy limit for any building proposed for occupation by an emergency shelter shall be no less or greater than that normally required. The maximum number of beds or persons permitted to be served nightly by the facility. 2. The parking requirement for emergency shelters shall be quantified within the Zoning Ordinance and shall be based upon demonstrated need. The parking requirement for emergency shelters shall be no greater than the requirement for other residential or commercial uses within the C-R/O Commercial Retail Office zone. 3. The size and location of exterior and interior onsite waiting and client intake areas. 4. The requirement for continuous on-site management and the submission of a management plan to the City that identifies security mechanisms in place during hours that the emergency shelter is in operation. 5. The proximity to other emergency shelters provided that emergency shelters are not required to be more than 300 feet apart. 6. Regulations for the maximum length of stay by any individual within a calendar year within an emergency shelter. |
| Policy HE-14: Assure access to services in Daly City for homeless individuals and families, and address the special needs and circumstances of these individuals | Gain compliance with California Health and Safety Code, amending "family" definition, allowing transitional and supportive housing. | 2014 | <p>Completed - Task HE-14.3: Amend the Zoning Ordinance to ensure that transitional housing, as defined by State law, is allowed in any residential zone without the requirement for a use permit and subject to no greater zoning restrictions than residential uses in the same zone.</p> <p>Completed - Task HE-14.4: Amend the Zoning Ordinance to ensure that supportive housing, as defined by State law, is allowed in any residential without the requirement for a use permit and subject to no greater zoning restrictions than residential uses in the same zone.</p> |
| Policy HE-12: Provide regulatory incentives and streamline the permit process for development projects | Gain compliance with State density bonus law, establishing City's density bonus | 2014 | Complete - Task HE-12.4: Develop a Density Bonus Ordinance consistent with the State Density Bonus law that identifies additional regulatory incentives for |

| | | | |
|--|--|------|---|
| that contain deed-restricted affordable units | ordinance. | | constructing higher-density affordable development projects. |
| Policy HE-15: Require adaptability and accessibility of residential units for disabled occupants, and ensure that the Zoning Ordinance provides regulations that are sensitive to the needs of disabled occupants. | Establish reasonable accommodation procedure using criteria identified | 2014 | Completed - Task HE-15.3: Amend the Zoning Ordinance to establish clear procedures and regulations that ensure that residential development regulations contain flexibility to accommodate the special needs of the physically disabled. Where warranted and Daly City 2030 General Plan Housing Element 111 directly related to the physical disability of the applicant, flexibility in development regulations shall be ministerial and shall include but not be limited to identifying who may request a reasonable accommodation (i.e., persons with disabilities, family-members, landlords, etc.), timeframes for decision-making, and provision for relief from the various land-use, zoning, or building regulations that may constrain housing opportunities for persons of disabilities. |

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General Comments: